

FORT HUACHUCA ARMY INSTALLATION
SP0600-04-R-0109
Questions and Answers I
October 20, 2004

WASTEWATER UTILITY

1. Treatment Plants – there appears to be some ambiguity in the J section. At one point in the narrative on page J03-4 there is a statement excluding treatment plant #1, yet in table 8 on page J03-2 there is a requirement to increase effluent storage at plant #1.

Could you please clarify the scope and limits of the Offeror's responsibilities for plant #1 in terms of operation, maintenance, capital improvement and R&R.

Answer: The effluent storage is located within the fencing around Waste Water Treatment Plant #1. WWTP#1 is shut down and will not be turned over as part of the privatization effort. Fort Huachuca will require the successful bidder to install additional fencing between Waste Water Treatment Plant #1 and the effluent storage ponds to separate the two facilities.

2. The J-section of the RFP, J03.3, p. J03-7, states that Fort Huachuca has identified the potential for an effluent recharge project with Huachuca City and that additional details of the project can be found in the technical library. We have searched the CD's provided at the Pre-Proposal Conference and can find no reference to the project. Please provide additional information on where specifically in the technical library that information is located.

Answer: There is no additional information available on the Huachuca City Project at this time. When the project actually happens; the successful bidder will negotiate directly with the City.

3. What is the status of the current negotiations with Huachuca City for accepting the wastewater effluent?

Answer: Unknown.

WATER & WASTEWATER UTILITIES

4. Are there any portable generators dedicated to specific facilities that are not listed in the J-section?

Answer: The only generators that are installed are the two located at Waste Water Treatment Plant #2 and those at the lift stations.

5. We understood from discussion at the Conference/Initial Site Visit that the Post has reached the limit for installing new generators due to AQ restrictions – please confirm. Can additional non-polluting, gas powered, generators be added/used in the two systems? What are the air limits that are restricting the addition of any new generators?

Answer: Fort Huachuca is currently not in a containment area and is working with the ADAQ to stay out of one. We report all fuel burned, diesel, propane and natural gas. Natural gas is not non-polluting, it is less polluting than diesel. Additional generators can be added by replacing diesel generators.

6. What is the current staffing for the two utilities; Military & Civilian?

Answer: Current staffing levels will not be provided to the Offerors. It is the responsibility of the Offeror to determine the staffing level necessary to provide the level of service described in the Solicitation and include this in the Proposal.

7. Is the security fencing at each of the pumping/lift station/treatment plant facilities the contractor's or the government's?

Answer: The security fencing at each of the pumping/lift station/treatment facilities is the contractor's, except where it is part of the outside perimeter of the post.

8. It was stated during the PPC that the current operator would continue to work from space they currently occupy. Will the government make other space available in existing facilities for the Offeror for office space, vehicle storage, equipment storage, etc.?

Answer: The Operation and Maintenance Contractor's plumbing shop is a combination inside, outside and natural gas facility. They will retain the shop space they currently occupy to continue providing services not covered under utilities privatization. The area inside the fence at Waste Water Treatment Plant #2 will be turned over to the successful bidder. The land will be provided by the fort for any additional facilities required by the successful bidder. The successful bidder may build additional facilities on the land provided. All construction will meet the installation design guide.

WATER UTILITY

9. We understand from our discussions at the Conference/Initial Site visit that the two reservoirs, A1 and A2, located on the Old Post are designated historic structures. Please confirm that they are either listed or eligible for listing on the NRHP.

Answer: They are not listed, but are eligible.

10. Apart from these reservoirs, are there any facilities included in the utility privatization effort that are designated historic structures?

Answer: No.

11. Who would be responsible for any Section 106 etc. coordination for repairs to historic facilities?

Answer: The new owner will do the coordination. Fort Huachuca Environmental and Natural Resources Division will assist.

12. How many pressure zones are there in the water system? J-2 says 4 tiered pressure zones. Information provided during the site visit indicated only 3 pressure zones.

Answer: Per our engineer, there are three zones, one for each of the major reservoirs.

13. Please clarify the Offeror's responsibility, if any, for the operation, maintenance, repair and replacement of swimming pools. At the Conference/Initial Site Visit we had conflicting messages from different sources.

Answer: The swimming pools will remain with the Fort.